

March 29, 2006

Judy Lehnoff, Property Manager
Shelter Bay Retail Group
32605 Highway 79 South, Ste. 204
Temecula, CA 92592

SUBJECT: Plaza de Monterey disabled access site evaluation

Dear Judy,

The following comments pertain to disabled access requirements for the parking lot and path of travel for the Plaza de Monterey site located at 73001 73161 Country Club Drive in the City of Palm Desert, California. The information and code references are derived from the 2002 edition of The CalDag - California Disabled Accessibility Guidebook which provides the most stringent provisions of the Americans with Disabilities Act (ADA) and California Title 24 Disabled Access Regulations. Code references are from the California Building Code Chapter 11B.

The site evaluation includes our initial meeting, a second site visit, review and study of the site plan, consultation with Jim Thury, Architect and report preparation. I have made drawings on the site plan to help guide the architect with path of travel and disabled parking revisions. My comments also address these items with supporting code references.

Sincerely,

Phil Kaplan
ADA Consultant
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DISABLED ACCESS COMMENTS

- **Path of travel from the public right of way**
To provide disabled access to and from the bus stop shelter on Country Club Drive, a new sidewalk that is 5 feet in width will need to be installed. The new sidewalk will need to connect to the pre-existing sidewalk that curves into the parking lot at the vehicle entry driveway. There are some rocks currently in that area and a concrete sidewalk could easily be poured in. The new sidewalk would then run through the existing planter and connect to a cross hatched walk which could be painted on the asphalt across the vehicle way connecting to Building "A". Four curb ramps will be required along this path of travel to make it comply **and shall comply with California Building Code 1127 B 5.- through 1127 B.5.8 - Detectable warnings consisting of truncated domes within the curb ramps and the grooved detail located on the high side are required California Building Code 1133 B.8.5**
 - **Building F (Parcel 8):**
There is a single disabled parking space serving this building. The disabled parking access aisle measures 5 feet wide and needs to be changed to measure 8 feet wide to meet the "van accessible" requirements. The ramp within the sidewalk in front of the parking space complies with current regulations and thus no changes are required. **California Building Code 1129 B 4.2**
 - **Building A (Parcel 2):**
The single existing disabled parking space located at the west end of this building has a ramp that protrudes into the access aisle. In order for this to remain as a compliant form of access from the disabled parking space, the entire disabled parking area will need to be re-stripped so that there is a 4 foot wide aisle extending from the ramp, a 5 foot wide access aisle and then the 9 foot wide vehicle space. **California Building Code 1129 B 4.1**
(See attached diagram figure 31).
 - **Market (Parcel 1):**
At the west end of Parcel 1 there is a single "van accessible" disabled parking space served by an 8 foot wide access aisle. I recommend adding one additional disabled parking space to the left of the "van accessible" 8 foot wide access aisle. In order for this new parking space to comply with code, a curb ramp will be required within the sidewalk in front of the access aisle so as to prevent a person with a disability from having to travel behind parked cars other than their own to get to the building facilities.
At the east end of Parcel 1 the existing ramp can remain but the disabled parking space needs to be re-stripped to provide a 4 foot wide aisle extending from the ramp, a 5 foot wide access aisle and a 9 foot wide vehicle space. (See attached diagram figure 31).
- The parking lot serving the Market shall have 5 single use disabled parking spaces located as close to the main entrance as possible and configured so that people with disabilities will not have to travel behind parked cars other than their own. Of these five disabled parking spaces, only one has to provide the van accessible 8 foot wide access aisle, the other four can have the required 5 foot wide access aisle. (See attached drawing).**

- **Building "B" (Parcel 3):**

The existing single disabled parking space in front of the Cleaners store has the access aisle on the drivers side of the vehicle space with a ramp protruding into the access aisle which does not comply with code. In order for this ramp to remain and be considered compliant will require a 4 foot wide aisle extending from the ramp and the disabled parking space will have to be re-striped to become a "van accessible space with an 8 foot wide access aisle on the passenger side of the vehicle space. (See attached diagram figure 31).

- **Path of travel between Building "B" (Parcel 3) and Building "C" (Parcel 4):**

From Building "B" the sidewalk ramps down and provides disabled access into the vehicular way. To connect this path of travel to Building "C", a curb ramp on the Building "C" side will need to be constructed to provide disabled access between the two buildings. I recommend providing detectable warnings on the existing sidewalk and the new curb ramp.

- **Building "C" Parcel 4):**

This building does not currently have any disabled parking. To comply with code, a single van accessible disabled parking space shall be created at the west end of this building. A curb ramp will need to be constructed in the sidewalk to provide access from the 8 foot wide access aisle serving the disabled parking space.

- **Building "D" (Parcel 5):**

The single disabled parking space located at the west end of this building has a ramp that protrudes into the access aisle. In order for this to remain as a compliant form of access from the disabled parking space, the entire disabled parking area will need to be re-striped so that there is a 4 foot wide area extending from the ramp, a 5 foot wide access aisle and then the 9 foot wide vehicle space.

The existing single disabled parking space located at the east side of the building near the Sherman's Deli entrance is **not compliant** with disabled parking regulations. To make the single disabled parking space at this side of the building accessible will require re-locating it to create a van accessible space facing the building. This re-located disabled parking space would best serve the building facing Sherman's Deli with the 8 foot wide access aisle next to a re-constructed walkway.

This re-constructed walkway will need to have a slope no grater that 8.33% and lead down to the parking lot level. The existing asphalt ramp that leads into the parking lot from the walkway will need to be removed.

- **Building "E" (Parcel 6):**

The existing single disabled parking space serving this building has the access aisle on the drivers side of the vehicle space with a ramp protruding into the access aisle which does not comply with code. In order for this ramp to remain and be considered compliant will require a 4 foot wide aisle extending from the ramp and the disabled parking space will have to be re-striped to become a van accessible space with an 8 foot wide access aisle on the passenger side of the vehicle space. (See attached diagram figure 31).

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Notes:

California Building Code 11295.5 - All disabled parking spaces shall have appropriate signs that are posted vertically in front of each vehicle space as well as being painted on the ground plus the words NO PARKING to be painted in each access aisle. Each entrance to the parking lot shall have a sign indicating that unauthorized vehicles parked in designated handicapped spaces not displaying distinguishing placards or license plates for physically handicapped persons will be towed away.

● = ADA Stalls (10)

○ = Standard Parking Stalls (361)

● = Van Accessible Stalls (2)

TOTAL PARKING = 373 Stalls

